



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

Historic Resource Commission meeting of January 9, 2020

TO: Historic Resource Commission **Item E-7**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: December 30, 2019

SUBJECT: HRC-2019-0015 - 2019 Historic Resources Commission Annual Report

Recommended HRC motion: “I move to approve the 2019 Historic Resources Commission Annual Report to the Board of Supervisors as presented by staff.”

Summary: Below is a draft report for the Commission’s consideration.

Background:

The Historic Resource Commission (HRC) bylaws require the HRC to submit an annual report to the Board of Supervisors, including information about cases reviewed by the HRC, administrative reviews, and information regarding other historic preservation activities. The purpose of this item is to present the report to the HRC for approval.

HRC Annual Report:

The Carson City HRC (formerly known as the Historic Architecture Review Committee) was established in May 1981. The HRC evolved from a cultural resources inventory that was undertaken to document the remaining historic structures within Carson City. This resource inventory, completed in March 1980, also recommended the formation of two historic preservation districts within Carson City.

In May 1982, the Board of Supervisors created Carson City’s Historic District on the City’s west side with support from the Nevada Landmarks Society, the Nevada Division of Historic Preservation and Archeology, the Westside Protective Association and the Carson City Chamber of Commerce.

The seven member HRC includes building, design, and preservation professionals familiar with the challenges of maintaining historic properties, as well as the federal guidelines which provide guidance for preservation. Property owners within the Historic District are also represented on the HRC.

In 2019, the HRC held seven meetings and reviewed 48 applications, 21 of which were administratively approved by the HRC Chairman. This is up from the 37 applications reviewed in 2018. The administrative approvals included re-roofing projects, fencing projects, signs and

minor maintenance projects in the Historic District. No decisions of the HRC were appealed to the Board. A copy of the applications list for 2019 is attached.

Historic Preservation Awards

Each year Carson City recognizes significant historic preservation accomplishments to celebrate our community's history and heritage. All over the state, activities are held that remind us of the important historic resources that give meaning and a sense of place to our communities, and focus attention on how critical it is to make sure they are preserved. The annual preservation awards program honors individuals, organizations, or projects that have made important contributions toward preserving Carson City's heritage. This award recognizes excellence in advancing the goals of historic preservation while providing outstanding rehabilitation. The recipients are selected by the HRC.

On March 14, 2019, the HRC selected the following recipients to receive the 2019 Historic Preservation Award:

- Patricia Crane for her property at 301 West Fourth Street.
- Paula Cannon for her property at 138 Rice Street.
- Douglas Development, LLC for its property at 410 North Carson Street.
- Karen Abowd for outstanding leadership in promoting historic preservation.

Historic Resource Scavenger Hunt

The HRC and the Planning Division organized the tenth annual Historic Resources Scavenger Hunt in May 2019 to help raise awareness of the Historic District, and to encourage the community become involved in the City's history and preservation efforts. HRC members researched the historic information about the community, and clues were given to "hunters" so they could learn about the cultural history of Carson City. The winner was selected from the participants with all correct answers. Fox Brew Pub graciously sponsored awards for the event. Fifteen participants submitted completed responses.

Historic Preservation Fund (HPF) Grant Program

The HRC submitted an application for the 2019 HPF Grant Program in the amount of \$11,599.80 to attend the National Alliance of Preservation Commission Forum Conference in 2020. The application was funded in the amount of \$9,974. These funds will pay for HRC members and staff to attend the conference in Tacoma, Washington.

Upcoming Work Programs

As the HRC reviews applications, it identifies opportunities to clarify the development standards to better describe the City's policies in the Historic District. Recent changes to the fence standards have been successful and property owners are utilizing appropriate materials. The HRC is beginning to review the development standards relative to windows to provide additional clarity.

Attachments:

- 1) 2019 HRC Applications List

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Action/Date
Ron Kipp	HRC-19-011	2/7/19	301 W King St	003-216-10	Gate	Approved 03/14/19
Holly Ann Fant	HRC-19-019	2/22/19	406 N Nevada Street	003-226-03	Demo/Remodel	Approved 07/08/19
Planning - Hope Sullivan	HRC-19-023	2/26/19			Historic Preservation Awards	Approved 03/14/19
Planning - Hope Sullivan	HRC-19-024	2/26/19			Scavenger Hunt	Approved 03/14/19
Children's Museum of N NV	HRC-19-041	3/27/19	813 N Carson Street	002-164-01	Basement Remodel	Withdrawn 06/25/19
St Peter's Episcopal Diocese	HRC-19-051	4/16/19	305 N Minnesota St	003-122-01	Wall and Fence	Approved 05/09/19
Nevada Builders Alliance	HRC-19-059	4/22/19	418 S Carson St	003-116-04	Interior/Exterior Remodel	Approved 05/09/19
Planning - Hope Sullivan	HRC-19-063	4/24/19			2019 Historic Preservation Fund Grant	Approved 05/09/19
Planning - Hope Sullivan	HRC-19-072	5/1/19			HRC Submittal Requirements	N/A
Children's Museum of N NV	HRC-19-077	5/7/19	813 N Carson Street	002-164-01	Patio Remodel	Approved 07/11/19
Arthur Hoff	HRC-19-085	5/24/19	402 Thompson Street	003-133-26	Landscaping	Approved 07/11/19
Vincent LoPresti	HRC-19-092	6/4/19	507 N Division Street	003-221-01	Exterior Remodel	Approved 09/12/19
John Block	HRC-19-107	6/24/19	504 Phillips Street	003-243-04	Landscaping	Approved 07/11/19
Rob McFadden	HRC-19-109	6/26/19	500 Mountain Street	003-241-04	Addition	Approved 07/11/19
Children's Museum of N NV	HRC-19-110	6/26/19	813 N Carson Street	002-164-01	LED Sign	Approved 09/12/2019
Ryder Homes	HRC-19-113	7/1/19	Lompa West	010-041-78 010-041-77	Flood Control	Input Provided
Planning - Hope Sullivan	HRC-19-134	7/31/19			CLG Agreement	Input Provided

HISTORIC RESOURCE COMMISSION APPLICATIONS

Applicant and Owner	File #	Date Rec'd	Address/Location	APN(s)	Description	Action/Date
Planning - Hope Sullivan	HRC-19-149	8/30/19	Kings Canyon		Pioneer Branch - Lincoln Hwy	Input Provided
Steven Mason	HRC-19-156	9/9/19	309 W King St	003-216-13	Fence	Approved 11/14/19
Integrity NV Properties	HRC-2019-0013	1/9/20	1614 N Curry St	001-155-02	Historic Tax Assessment	Pending
Planning - Hope Sullivan	HRC-2019-0015	1/9/20			Annual Report	Pending
Planning - Hope Sullivan	HRC-2019-0016	1/9/20			Chairman/Vice-Chairman Elections	Pending
Curry Musser Proctor Green	HRC-2019-0010	1/9/20	112 N Curry Street	003-215-02	Historic Tax Assessment	Pending
Palle/Tatiana Jensen	HRC-2019-0009	1/9/20	311 W Third Street	003-124-01	Historic Tax Assessment	Pending
Spear & Phillips	HRC-2019-0011	1/9/20	602 W Spear Street	003-243-04	Historic Tax Assessment	Pending
John Block	2019-00000155	1/9/20	112 N Curry Street	003-215-02	Exterior Remodel	Pending
Steve Mason	HRC-2019-0014	1/9/20	309 W King Street	003-216-13	Exterior Lights on Fence	Pending

2019 Historic Resources Commission Administrative Approvals

Application #	Address	Owner	Project	Date Approved
HRC-19-004	503 N Division St	Division St Enterprises	Sign	01/31/2019
HRC-19-022	311 W Third St	Palle & Tatiana Jensen	Office to SFR	02/28/2019
HRC-19-017	449 W King St	Brewery Arts Center	Wall Mounted Sign	02/28/2019
HRC-19-045	415 W Second St	William Burnaugh	Re-Roof	04/09/2019
HRC-19-052	216 N Minnesota St	Arkham Properties	Siding	04/19/2019
HRC-19-058	213 N Minnesota St	First United Methodist Church	Exterior Door	04/25/2019
HRC-19-071	610 Phillips St	Wayne Chimarusti	Re-Siding – South Wall	05/03/2019
HRC-19-095	311 W Third St	Palle and Tatiana Jensen	Chimney	06/11/2019
HRC-19-096	311 W Fourth St	Carl Heard	Fence Repair	06/12/2019
HRC-19-097	711 N Nevada St	Don Boulet Living Trust	Re-Roof	06/14/2019
HRC-19-105	515 W Fourth St	Rovanna Maire	Fence	06/24/2019
HRC-19-106	412 W Fifth St	Gregory Hayes	Windows	06/24/2019
HRC-19-111	610 Phillips St	Wayne Chimarusti	Fence	07/07/2019
HRC-19-116	310 S Division St	Matthew McCauliffe	Fence	07/09/2019
HRC-19-133	304 S Minnesota St	NV Assoc of County	Re-Roof	07/22/2019
HRC-17-120	402 N Division St	Telegraph Associates LLC	Modified approval – fence	08/21/2019
HRC-19-150	702 W Musser St	Ron and Tedi Bartkoski	Shed	09/09/2019
HRC-19-171	309 W King St	Steve Mason	Re-Roof	09/24/2019
HRC-19-186	305 W King St	James Kinzel	Fence	10/30/2019
HRC-19-187	310 S Nevada St	Steve Reynolds	Monument Sign	10/29/2019
HRC-2019-0012	111 S Division St	Hughes Law Group PC	Monument Sign	12/16/2019